

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING**

Thursday, September 14, 2006 – 6:00 p.m.
City Hall, Third Floor - Aldermanic Chambers
Planning@manchesternh.gov

I. PUBLIC HEARING:

Prior to accepting the applications for public hearing, the Board should ratify the phone poll taken for Determination of Regional Impact.

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

1. S-30-2006 Property located at 142 Bowman Street, an application to subdivide property to create two (2) lots – Duval Survey, Inc. for James Thompson
2. S-31-2006 Property located at 23 Jewett Street, an application to subdivide property into two (2) lots – Duval Survey, Inc., for Jambco, Inc.

CU-26-2006 Property located at 23 Jewett Street, an application for a conditional use permit building lot for a single family dwelling, subject to 6.10 (special lot size) in the R-2 zone district – Duval Survey, Inc. for Jambco, Inc.
3. SP-20-2006 Property located at 2400 Brown Avenue, an application for site plan approval for the construction of a building addition of approx. 2,779 sq. ft. for creation of twenty-two (22) loading bays, and approx. 18,600 sq. ft. of asphalt pavement for vehicular circulation and parking – Stantec Consulting Services, Inc. for BT Property
4. SP-22-2006 Property located at 432 & 422 South Main Street, an application for site plan approval for the construction of a 13,225 sq. ft. pharmacy with drive-through and on-site parking – TF Moran, Inc. for GB NH 2, LLC

5. SP-25-2006 Property located at 700 Huse Road, an application for site plan approval for the construction of building additions, including fifty (50) rooms, approx. 1,747 sq. ft. for kitchen/conference room and utility room additions at Courtyard by Marriott; and at the adjacent lot a modification to parking spaces of the approved site plan for 686 Huse Road (Townplace Suites) – TF Moran, Inc. for Grenier Court, LLC & Grenier Place, LLC
- CU-27-2006 Property located at 700 & 686 Huse Road, an application for a conditional use permit for a reduction from 320 required parking spaces to 214 parking spaces, to allow for proposed expansion to the Courtyard by Marriott – TF Moran, Inc. for Grenier Court, LLC & Grenier Place, LLC
6. PD-11-2006 Property located at 43 Grove Avenue & 109 Pleasant Lane, an application to maintain two (2) single family dwellings on a single lot (after merger) thereby creating a planned development – Earl S. Carrel, Esq. for William Daniel
7. SP-32-1999 (Amendment) Property located at 100 Eddy Road (Dunkin Donuts), an application to amend a previously approved site plan to construct a new “limited access” curb-cut on Lorraine Street, and widen the existing curb-cut on Eddy Road – CLD, Inc. for Carlos Andrade
8. SP-23-2002 (Amendment) Property located at 510 Harvey Road, an application to amend a previously approved site plan to provide for an additional storage shed – Concord Engineering for Bradford Oil Company
9. SP-08-2005 (Amendment) Property located at 227 Londonderry Tpk., an application to amend a previously approved site plan with respect to site lighting, curb detail, landscaping, underground irrigation, and dumpster/utility building – TF Moran, Inc. for Alpha-Bits Learning Center
10. CU-24-2006 Property located at 372 Kelley Street, an application for a conditional use permit for a reduction from 21 required parking spaces to 8 parking spaces to allow for expansion of seating within an existing restaurant – Michael & Cynthia Kenney

II. OTHER BUSINESS:

11. A request by the State of New Hampshire, Bureau of Public Works, to present plans for the expansion of the Manchester Community Technical College located on Front Street, per RSA 674:54.
12. A letter request by abutters to re-open action of subdivision approval for property located on Larchmont Road (S-11-2006).

III. LIMITED BUSINESS ITEMS:

13. SP-32-1999 (Amendment) Property located at 100 Eddy Road (Dunkin Donuts), an application to amend a previously approved site plan to construct a new “limited access” curb-cut on Lorraine Street, and widen the existing curb-cut on Eddy Road – CLD, Inc. for Carlos Andrade
14. SP-23-2002 (Amendment) Property located at 510 Harvey Road, an application to amend a previously approved site plan to provide for an additional storage shed – Concord Engineering for Bradford Oil Company
15. SP-08-2005 (Amendment) Property located at 227 Londonderry Tpk., an application to amend a previously approved site plan with respect to site lighting, curb detail, landscaping, underground irrigation, and dumpster/utility building – TF Moran, Inc. for Alpha-Bits Learning Center
16. CU-24-2006 Property located at 372 Kelley Street, an application for a conditional use permit for a reduction from 21 required parking spaces to 8 parking spaces to allow for expansion of seating within an existing restaurant – Michael & Cynthia Kenney
17. Any other additional public hearing item that the Planning Board determines ready for action.
18. Any other business items from Staff or Board.